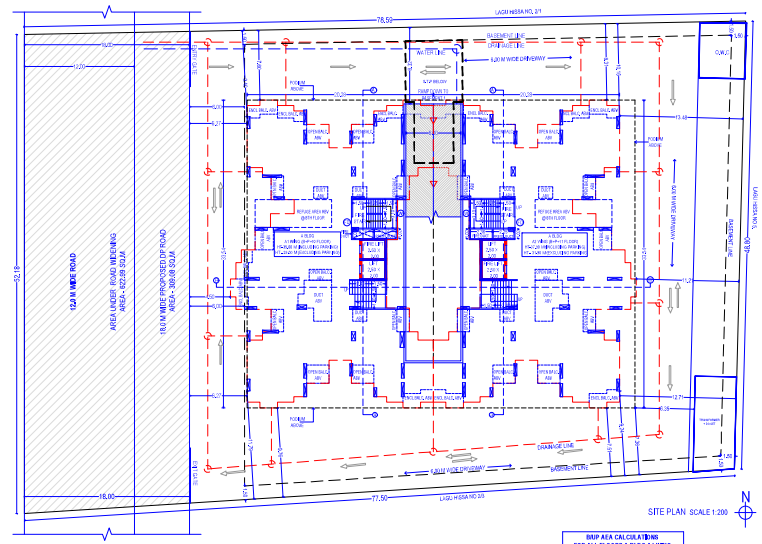
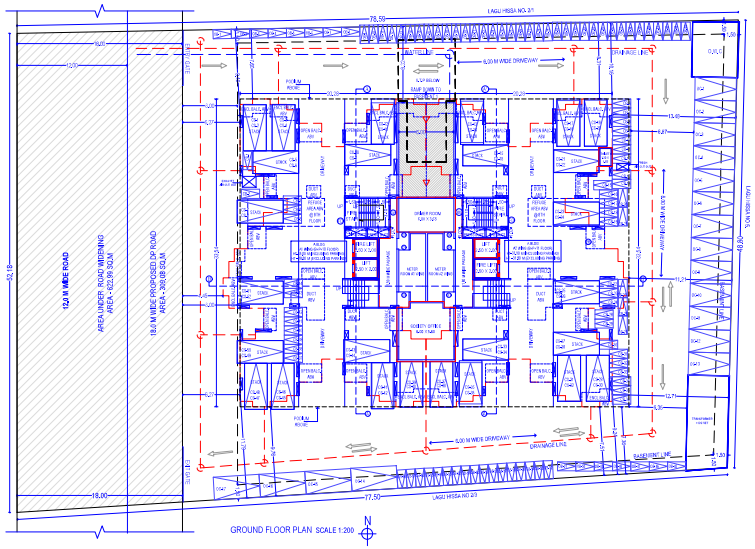
A1 WING														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
A1 WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH AND 10TH	0.000	4385.070	0.000	0.000	0.000	0.000	0.000	0.000	90.000	0.000	0.000	0.000	0.000	4385.070
A1 WING	8TH FLOOR	0.000	471.800	0.000	0.000	0.000	0.000	0.000	0.000	10.000	0.000	0.000	0.000	0.000	471.800
A1 WING	GROUND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A1 WING	TOTAL	0.000	4856.870	0.000	0.000	0.000	0.000	0.000	0.000	100.000	0.000	0.000	0.000	0.000	4856.870

A2 WING														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
A2 WING	11TH FLOOR	0.000	161.070	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	161.070
A2 WING	8TH FLOOR	0.000	471.800	0.000	0.000	0.000	0.000	0.000	0.000	10.000	0.000	0.000	0.000	0.000	471.800
A2 WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH AND 10TH	0.000	4385.070	0.000	0.000	0.000	0.000	0.000	0.000	90.000	0.000	0.000	0.000	0.000	4385.070
A2 WING	GROUND FLOOR	0.000	67.400	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	67.400
A2 WING	TOTAL	0.000	5085.340	0.000	0.000	0.000	0.000	0.000	0.000	100.000	0.000	0.000	0.000	0.000	5085.340

FSI DETAILS										
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (15,18,I Note3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Total	Inclusive Housing (35% If Applicable)	Drawing Value
9.1 Permissible Index	1.100	0.500	0.900	0.055	0.000	0.000	0.000	2.500	0.000	0.000
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	0.500	0.900	0.055	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	3374.731	1533.969	2761.143	168.737	0.000	3746.202	0.000	11584.782	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	3374.720	964.360	1735.860	168.730	0.000	3698.540	0.000	9942.210	0.000	9942.210
9.6 Index Consumed	1.100	0.314	0.566	0.000	0.000	0.000	0.000	1.980	0.000	0.000



SITE PLAN SCALE 1:200



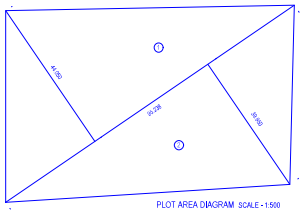
GROUND FLOOR PLAN SCALE 1:200

LOCATION PLAN AS PER GOOGLE IMAGE

PROPOSED SITE S.NO. 80/2/2

LOCATION PLAN AS PER DP PLAN

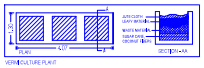
PLOT AREA STATEMENT BY TRIANGULATION- S.NO 80/2/2								
1	0.50	X	95.238	X	44.050	=	2097.617	SQ.M.
2	0.50	X	95.238	X	39.950	=	1902.379	SQ.M.
				TOTAL		=	4000.00	SQ.M.



PLOT AREA DIAGRAM SCALE - 1:500

COMPOUND WALL SECTION

TWIN WATER HARVESTING



VERMI CULTURE PLAN AT

SOLTAN PLAN AREA =40

BMP AREA CALCULATIONS FOR ALL FLOORS A BLDG A1 WING				
SR. NO.	FLOOR	BMP AREA (SQ.M)	TENE.	REFUGE
1	1ST	487.23	65	
2	2ND	487.23	65	
3	3RD	487.23	65	
4	4TH	487.23	65	
5	5TH	487.23	65	
6	6TH	487.23	65	
7	7TH	487.23	65	
8	8TH	471.80	65	25.10
9	9TH	487.23	65	
10	10TH	487.23	65	
	11TH	161.07	01	
	TOTAL	5017.84	51	
TOTAL BMP AREA = 5017.84 SQ.MT				

BMP AREA CALCULATIONS FOR ALL FLOORS A BLDG A2 WING				
SR. NO.	FLOOR	BMP AREA (SQ.M)	TENE.	REFUGE
1	1ST	487.23	65	
2	2ND	487.23	65	
3	3RD	487.23	65	
4	4TH	487.23	65	
5	5TH	487.23	65	
6	6TH	487.23	65	
7	7TH	487.23	65	
8	8TH	471.80	65	25.10
9	9TH	487.23	65	
10	10TH	487.23	65	
11	11TH	161.07	01	
TOTAL		5017.84	51	
TOTAL BMP AREA = 5017.84 SQ.MT				

PARKING AREA (REQ.)			
	NO.	X PER	TOTAL
CAR	81	12.50	1012.50
SCOOTER	158	2.00	316.00
NET AREA REQUIRED			1325.50
NET AREA PROPOSED			1325.50

A BLDG AT B BLDG TENEMENT STATEMENT			
A1 WING		A2 WING	
1ST	05	1ST	05
2ND	05	2ND	05
3RD	05	3RD	05
4TH	05	4TH	05
5TH	05	5TH	05
6TH	05	6TH	05
7TH	05	7TH	05
8TH	05	8TH	05
9TH	05	9TH	05
10TH	05	10TH	05
		11TH	01
TOTAL	50	TOTAL	51
TOTAL 101 NOS = 42 NOS + 101 NOS			

DOOR WINDOW SCHEDULE			
FD	1.200X2.10	W	11.591X1.20
D1	1.050X2.10	W1	1.55X1.20
D2	0.900X2.10	W2	1.25X1.20
D3	0.75X2.10	W3	2.625X1.20
FD	1.530X2.10	W4	0.60X1.05
V	0.600X0.60		

ALL WINGS BUILT UP AREA CALCULATIONS			
WING	BUILT UP AREA		LIFT
A1	4856.87		16.00
A2	5085.34		16.00
ADDITIONAL AREA	00.40		
TOTAL	9942.21		32.00
TOTAL BUILT UP AREA = 9942.21 SQ.MT			

AREA STATEMENT FOR AREA UNDER 12.00 M ROAD WIDENING BY TRIANGULATION S.NO 80/2/2									
1	0.50	X	53.762	X	12.667	=	313.063	SQ.M.
2	0.50	X	53.762	X	11.529	=	309.911	SQ.M.
					TOTAL	=	622.99	SQ.M.

AREA STATEMENT FOR AREA UNDER 12.00 TO 18.00 M ROAD WIDENING BY TRIANGULATION S.NO 80/2/2									
1	0.50	X	53.622	X	5.972	=	154.143	SQ.M.
2	0.50	X	53.622	X	6.003	=	154.943	SQ.M.
					TOTAL	=	309.08	SQ.M.

AREA UNDER 12.0M ROAD AREA DIAGRAM SCALE 1:500

AREA UNDER 12.00 TO 18.00 M ROAD AREA DIAGRAM SCALE 1:500

PARKING AREA STATEMENT										
AREA OF TENEMENT	PROP. TENEMENT	TEN. IN BLDG PROP.	TOTAL PARKING REQUIRED	5% VISITORS PARKING		TOTAL PARKING REQUIRED (4 + 5)		MULTIPLYING FACTOR FOR PMC AREA = 1.20		TOTAL PARKING PROPOSED
1	2	3	4			5		6		7
DEFRET AREA 40-60 SQM.	101	101	1 FOR EVERY 4 TENE.	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR / SCOOTER
				01	101	02	03	54	106	81 / 158
				01		01	05	54	106	
TOTAL PARKING REQUIRED								81	158	

WATER STORAGE CAPACITY REQUIRMENT
NO. OF TENAMENT = 101 NO.
NO. OF PERSONS PER TENAMENT = 5 NO
TOTAL NO. OF PERSONS (RESIDENTIAL) = 101 X 5 = 505 NO
TOTAL WATER REQUIREMENT (RESI.) = 505 X 135 = 68,175.00 LTRS
TOTAL WATER STORAGE OVERHEAD TANK PROVIDED = 68,625.00 LTRS
UNDERGROUND WATER TANK REQUIRED = 68,625.00 X 0.5 = 1,00,237.50 LT.
UNDERGROUND WATER TANK PROVIDED = 3,66,625 LT.
PROVISION OF FIRE (O.H.W.T) = 20,000.00 LTRS
PROVISION OF FIRE (U.G.W.T) = 3,00,000.00 LTRS

SANITARY BLOCK AREA DIAGRAM (SCALE 1:100)

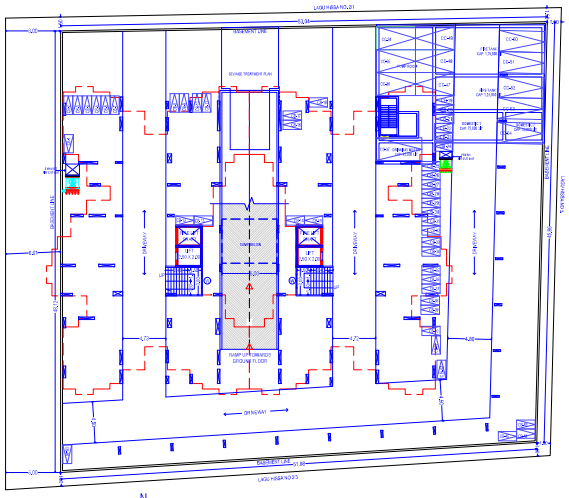
SANITARY BLOCK AREA CALCULATION
AREA OF BLOCK =
11.247 X 2.25 = 25.31 SQ.MT
TOTAL = 25.31 SQ.MT

DRIVER ROOM AREA DIAGRAM (SCALE 1:200)

DRIVER ROOM AREA CALCULATION
AREA OF BLOCK =
11.247 X 2.25 = 25.31 SQ.MT
TOTAL = 25.31 SQ.MT

SOCIETY OFFICE REA DIAGRAM (SCALE 1:200)

SOCIETY OFFICE AREA CALCULATION
AREA OF BLOCK =
11.247 X 2.25 = 25.31 SQ.MT
11.247 X 0.85 X 2 = 19.13 SQ.MT
TOTAL = 44.44 SQ.MT



BASEMENT (PARKING) PLAN SCALE 1:200

STAMP OF APPROVAL | 1/5

Signature valid

Digitally signed by Rahul Laxmikant Karhadkar
Date: 26-August-2025 15:31:46
Designation : Assistant Director of Town Planning
Department : Pune Metropolitan Region Development Authority,
Location : Pune Metropolitan Region Development Authority
Application Number : 191921/2024/245
Proposal Number : 192200
Certificate Number : PRPDA/NA/2025/PL/00007

Assistant Director of Town Planning
Date: 26-August-25

PROJECT
REVISED RESIDENTIAL DEVELOPMENT AT S.NO. 80/2/2 MAHARI BUDRUK TAL-HAVELI DIST.- PUNE
JA KRA DPBHAHAVAKOLMANJARI BU.S.NO 80/2/2 PRAJKRA 1124/24JS/6189 DATE- 11/10/2024

AREA STATEMENT			PREVIOUS	PROPOSED
1.		AREA OF PLOT (MINIMUM AREA OF A.S.-1 TO BE CONSIDERED)	4000.00	4000.00
	1.1	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	4000.00	4000.00
	1.2	AS PER MEASurEMENT SHEET	4000.00	4000.00
	1.3	AS PER DP.R	4000.00	4000.00
2.		DEDUCTIONS		
	2.1	ROAD DEDICATION IN WIDENING AREA	322.99	322.99
	2.2	OTHER DEDUCTIONS IF ANY	00.00	00.00
	2.3	AREA UNDER RESERVATIONS	0.00	00.00
		Total (2.1+2.2+2.3)	322.99	322.99
3.		BALANCE AREA OF PLOT (1-2)	3677.01	3677.01
4.		FSI AREA (available)		
	4.1	BASIC FSI	N.A	N.A
	4.2	ADJUSTMENT OF (Line 8.1 AND 8.2)		
	4.3	BALANCE FSI (4.1+4.2)		
5.		FSI PLOT AREA (3.0 + 4.0) (MINOR + MAJOR)	3677.01	3677.01
6.		PROPORTIONAL OPEN SPACE (available)		
	6.1	REQUIRED	N.A	N.A
	6.2	PROPOSED		
7.		INTERNAL ROAD AREA	0.00	0.00
8.		PLOTTABLE AREA (available)	N.A	N.A
9.		FSI AS PER MUNICIPAL REGULATIONS TO BE CONSIDERED AS PER FRONT ROAD WIDTH 30.00 (9.1+9.2)	3374.72	3374.72
10.		ADDITIONAL FSI ON PAYMENT OF PREMIUM		
	10.1	ADDITIONAL FSI PERMISSIBLE ON PAYMENT OF PREMIUM	0.00	336.20
	10.2	PROPOSED FSI ON PAYMENT OF PREMIUM (40.00% OF 336.20)	0.00	134.48
11.		FSI AS PER LOCATION		
	11.1	FSI AS PER AREA NEAREST GA ROAD CROSSING AREA	0.00	0.00
	11.2	FSI AS PER AREA NEAREST GREEN SPACE & RAISED OVER BRIDGE SITE (Minimum 30 and 60 m)	00.00	00.00
	11.3	TDR AREA PERMISSIBLE - FOR INDIVIDUAL = 0.2 X 4000.00	0.00	1000.00
	11.4	TDR AREA PROPOSED REQUIRED (40.00% OF 3000.00)	0.00	1200.00
	11.5	FSI AS PER AREA NEAREST RESERVATION AREA	0.00	0.00
	11.6	TOTAL FSI + ADDITIONAL FSI PROPOSED	0.00	1735.68
12.		ADDITIONAL GREEN TERRACE (5% OF 3374.72)	0.00	168.73
13.		TOTAL ENTITLEMENT OF TDR IN THIS PROPOSAL		
	13.1	TDR AREA (TO BE ISSUED AS PER APPROVED DEVELOPMENT PLAN) (10% OF 3000.00 = 300.00)	3374.72	6343.87
	13.2	EXISTING GRANTED BUILT UP AREA	00.00	00.00
	13.3	PERMISSIBLE ANCILLARY AREA TO BE UTILISED ON PAYMENT OF PREMIUM (60 % BEYOND 1.5 FOR RESIDENTIAL)	3374.72	3746.20
	13.4	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM	1686.36	3746.20
	13.5	TOTAL ENTITLEMENT (13.1 + 13.2 + 13.3 + 13.4)	5061.10	9943.21
14.		TDR AREA PROPOSED TO BE PURCHASED FROM OTHER PROJECTS (Maximum 40 % OF 13.5)	2024.44	3977.28
15.		TOTAL BUILT UP AREA PROPOSED (Including area of 13.0 to 14.0)		
	15.1	EXISTING BUILT UP AREA	00.00	00.00
	15.2	PROPOSED BUILT UP AREA AS PER PLAN	9942.21	9942.21
		TOTAL PROPOSED BUILT UP AREA (15.1 + 15.2)	9942.21	9942.21
16.		FLAT SIZE PROPOSED (Small flat size from Residential Eg. 75 sq.m.)		

AGENTS			
NAME OF ARCHITECT	NAME OF STRUCTURAL ENGINEER	NAME OF LICENSED SURVEYOR	NAME OF REGISTERED VALUER
SANS ARCHITECTS	SANS ARCHITECTS	TRADING STATION	TRADING STATION

BRIEF SPECIFICATIONS

- RCC STRUCTURE WITH EXTERNAL WALL 150MM THICK BRICK MASONARY.
- RCC STRUCTURE WITH INTERNAL WALL 100MM THICK BRICK MASONARY.
- ALUMINIUM WINDOWS & ALUMINIUM FLUSH DOORS.
- EXTERNAL & SAND FACED CEMENT PLASTER & INTERNAL WHITE WASH PLASTER.
- SANITARY FITTINGS & GLAZED CERAMIC TILES IN TOILETS.

CERTIFICATE OF AREA

certified that the plot under reference was surveyed by me on 27/08/24 and the dimensions of side etc. of plot stated on plan are as measured on site & the area so worked out below will the area stated in documents of ownership / T.P schemes records /land records depts/city survey records

EKAMBE AMIT RAMESH Digitally signed by EKAMBE AMIT RAMESH Date: 2025.06.25 13:36:18 +05'30'

SIGNATURE OF REGISTERED ARCHITECT

OWNERS DECLARATION

I undersigned hereby confirm that I would abide by plans approved by Authority / Collector, I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

CHANDDRAKANT NIVRUTTI SHIVAJIRAO GHULEY Digitally signed by CHANDDRAKANT NIVRUTTI SHIVAJIRAO GHULEY Date: 2025.06.26 17:06:06 +05'30'

MR.CHANDDRAKANT SHIVAJIRAO GHULEY

OWNER NAME	SIGN OF OWNER
MR.CHANDDRAKANT SHIVAJIRAO GHULEY	CHANDDRAKANT NIVRUTTI SHIVAJIRAO GHULEY Digitally signed by CHANDDRAKANT NIVRUTTI SHIVAJIRAO GHULEY Date: 2025.06.26 17:06:06 +05'30'

NAME & SIGN OF ARCHITECT

AR. AMIT EKAMBE
REG. NO. - CA/2010/50662

EKAMBE AMIT RAMESH Digitally signed by EKAMBE AMIT RAMESH Date: 2025.06.25 13:36:18 +05'30'

SANS ARCHITECTS

SANS ARCHITECTS
1/5 Shriraj Bungalow, Yogiraj colony, near cummins college, Karve Nagar, Pune,
email : info@sansarchitects.com
contact: 020-47202033246

Name Of Owner Chanddrakant S Ghuley

Postal Address - Gh No. 1212 Post Hirne, Wd Jalna Appartment Gandarmal Pune
City Pune Maharashtra 411036
Phone No. 9850339613

DESCRIPTION OF PROJECT :-

Type of Proposal - Residential
BUILDING CO CTS/HOUSE/PREV NO-40

SITE ADDRESS :-
PLOT/ SR NO/ CTS - MAHLUNG TAL - HAVELI DIST - PUNE

Name of Architect	Registration number
AR. AMIT EKAMBE	CA/2010/50662

CO-OWNERS DETAILS	
Name of the applicant	Signature with date
	Digitally signed by CHANDDRAKANT NIVRUTTI SHIVAJIRAO GHULEY Date: 2025.06.26 17:06:06 +05'30'

SCALE - 1:100 | Date - 17/06/25

JOB NO - PMRDA/2024/0171 - COMMERCIAL BY - - -

SUBMISSION DRAWING